

Wireworks Condominium Association
Executive Board Meeting Minutes
June 11, 2020

Call to Order - The meeting was called to order at 6:02 PM. In attendance was RMM Management member Ann Marie Fahringer and Board members Michael Pulong, Penny Cromwell, Joe Kilbride, Jacob Oxford, and Rich Mattio.

Old Business

Amazon Key for Business - Management has been working with Amazon to ensure all drivers are utilizing the system for packages. Amazon drivers have been utilizing the system. Amazon packages delivered by UPS or USPS remain an issue we are working with. When the entry system is moved to the exterior of the building, we will have FedEx Express, and FedEx Ground, programmed to use the system.

Door Update - New entry door has been manufactured and is currently being painted. The Board has decided to wait until completion of the driveway before moving forward with installation.

Driveway Project Update - Driveway work has begun, and it is expected the project will take 4 weeks to complete. At no additional cost the contractor is expanding walkways around courtyard seating and is extending Belgian block across the side of the driveway opposite from the pet station. At the ends of the driveway at Florist and Race Streets, our sidewalk needs repair. We are getting a price from our contractor to revert these sections back to brick. With all the rain and construction in the driveway, a lot of dirt is being tracked into the building. Maintenance will continue to clean the entry carpet and carpet tiles will be replaced when driveway work is complete. Upon completion of the driveway, management will begin strictly enforcing the 20 min loading/unloading rule. Please be respectful of the community not to park in this area for more than 20 mins.

New Business

Reserve Study - The required Reserve study has been completed and reviewed by the Board.

Vestibule Ceiling - In preparation to move the entry door, an attractive wood ceiling has been revealed in the entry vestibule. The Board has decided to keep this ceiling exposed as it opens the space up and matches the building's character. The new ceiling will have new lighting and only a small section will need drywall/ paint work. The vestibule will be repainted which will be funded through the Operating budget.

Financials

Budget Comparison/ General Ledger – The financials were reviewed and are on target. The Board reviewed all expenses for 2020 year.

Executive Session

Delinquency - The Board reviewed the current list of delinquent association dues. A number of delinquencies have been collected. Management, under the Board's direction, will continue to pursue delinquent fees per Wireworks policies.

These Minutes are not intended to be a verbatim transcription of the proceeding and discussions associated with the business on the Board's agenda; but rather, is a summary of the order of business and general nature of testimony, deliberation, and action taken.

Adjournment: 7:08PM

Respectfully Submitted,
Rich Mattio